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Sales & Lettings



## 21 Carnarthen Street

Camborne, TR14 8UW

**£169,950**



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Available with no onward chain, we are very pleased to bring to market this three bedroomed mid terraced house which will make an ideal first family home or as an investment property, enhanced by its location being conveniently placed to access local amenities. Unusually for this particular street, the property is set back from the road, offering an added element of privacy. On entry, there is a very useful entrance porch/vestibule with a light which connects via an internal front door to the lounge/living room. There is a slate fireplace surround but it should be noted that the firebox is capped off. Stairs lead to the first floor. From the lounge, a door opens to a good sized kitchen/diner to the rear of the property, the spacious feeling enhanced by only base level units fitted, with space enough for dining. Stairs with a low level quarter landing and left turn, lead to the first floor reverse L-shaped split level landing where the three bedrooms can be found. The main bedroom to the front of the property benefits from significant storage, with built in overbed units that extend to units with hanging space to each side. There is a second bedroom to the front. The third bedroom to the rear overlooks the garden to the back with far reaching views towards the direction of the North Cornish Coast. The bedrooms are complemented by a part aqua boarded family bathroom with a thermostatic shower over the bath and a good sized two part full height storage cupboard. Externally, to the front of the property, the pathway is bordered by low block walls with an internal gravelled border to one side. To the back, the patio come pathway is accessed from the kitchen diner out into a fully enclosed and manageable rear garden which offers a good level of privacy. There is a low maintenance synthetic lawned area, bordered to the rear by a fence with a gate to access the paved parking space for one vehicle accessed via a lane behind. In terms of location, the property is within a very short walk of a large supermarket and also within close vicinity of Camborne town centre which can be reached on foot within a few minutes with bus services also close by. Camborne offers a range of shopping facilities, both independent and chain, and other amenities including doctor's surgeries, dentists and a mainline railway station. There is easy access to the main A30 which

can be reached in a few minutes by car. The north coast at Portreath, where you will find access to the South West Coastal Path, is within fifteen minutes by car and the largest area of woodland in West Cornwall, Tehidy Country Park, is within a similar distance.

Upvc front door with lattice decorative obscure double glazed panel opens to:

#### **ENTRANCE VESTIBULE/PORCH**

Internal door to:

#### **LOUNGE**

**16'9" x 13'3" (5.12m x 4.04m)**

Upvc double glazed window with a seat below overlooking the front aspect. Fireplace with a slate surround and a deep low level storage cupboard with shelving space above. Mains EI optical smoke alarm. Stairs to the first floor and a radiator. Door opens to:

#### **KITCHEN/DINER**

**7'10" x 16'8" (2.41m x 5.10m)**

A dual aspect room with a range of base level storage cupboards and drawers with roll edge work surfaces and upstands. Single stainless steel sink and drainer below a upvc double glazed window overlooking the side aspect. Upvc double glazed window overlooking the rear garden and aspect. Ideal boiler, mains EI heat alarm and a radiator. Space and plumbing for a washing machine, space for an electric cooker and space for further white goods including a tall fridge/freezer if required. Upvc door with a half obscure double glazed panel leads to the rear garden.

#### **FIRST FLOOR**

#### **LANDING**

Reverse L shaped split level landing with an overstairs PIV vent. Loft access hatch and a mains EI optical smoke alarm.

#### **BEDROOM 1**

**9'7" x 11'8" (2.94m x 3.57m)**

Bottom opening upvc double glazed window set behind a deep

sill overlooking the front garden and aspect. Radiator. Large overbed and side surrounding wardrobes with hanging space and louvre doors.

### **BEDROOM 2**

**6'7" x 8'9" (2.02m x 2.68m)**

Bottom opening upvc double glazed window behind a deep sill overlooking the front garden and aspect. Radiator.

### **BEDROOM 3**

**7'10" x 7'11" (2.40m x 2.42m)**

Radiator below a upvc double glazed window overlooking the rear garden and aspect with far reaching views towards the north coast.

### **FAMILY BATHROOM**

**4'9" x 8'0" (1.45m x 2.45m)**

Partially aqua boarded with a low level wc and wash hand basin with a tiled splash back and a shaver socket above. Bath with thermostatic shower over and aqua board splash back. Upvc obscure double glazed window to the side aspect, wall mounted towel radiator and two part shelved storage cupboard.

### **OUTSIDE**

To the front a gate opens to a concrete pathway with low block walls to either side. There is a full length gravel border to one side and the pathway leads down to the front door. The rear garden has a concrete patio/pathway with walled borders and having top fencing to one side. There is a small synthetic

lawned area with a fenced border. A gate leads to a slabbed parking space for one vehicle to the rear.

### **DIRECTIONS**

From Camborne Tesco bear left along Trevenson Street and turn left into Stray Park Road. Continue up this road and Carnarthen Street will be located on the left hand side shortly before the main railway line. The property will be found on the left hand side identified by a For Sale board.

### **AGENTS NOTE**

TENURE: Freehold.

COUNCIL TAX BAND: A.

### **SERVICES**

Mains drainage, mains water, mains electricity and mains gas heating.

Broadband highest available download speeds - Standard 16 Mpbs, Ultrafast 1800 Mpbs (sourced from Ofcom).

Mobile signal -

EE - Good outdoor & variable indoor, Three - Good outdoor & indoor, O2 - Good outdoor, Vodafone - Good outdoor & variable indoor (sourced from Ofcom).



